



Victoria Asimaki [REDACTED]

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**[CONSULTATIONS] Fwd: Draft Local Plan**

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**'Alan Baldock' via Consultations** <consultations@canterbury.gov.uk>

3 April 2024 at 21:16

Reply-To: Alan Baldock [REDACTED]

To: Consultations &lt;consultations@canterbury.gov.uk&gt;

Please add to consultation submissions, unsure if the resident has done so.

Thanks

Alan

----- Forwarded message -----

From: **Henry Fitch** [REDACTED]

Date: Mon, 4 Mar 2024 at 12:47

Subject: Draft Local Plan

To: [REDACTED]

Dear Councillors

I was very disappointed to see that the revised draft local plan still allocates 350 houses for Littlebourne. This is despite other villages being spared this scale of development and despite the numerous issues preventing development of the site that have been identified during the consideration of the current application for the site on The Hill.

The addition of this number of houses will result in the village almost doubling in population. It will fundamentally alter the character of a settlement that has existed for hundreds of years. I think people may accept this if a bypass for the A257 were built to improve the character of the village in that respect, but this is not included in the draft. That is the only way in which the damage to the character of the village by the scale of development proposed could be acceptably mitigated. There is only a small piece of land between the proposed development site and the A257 east of the village that the developer could be obliged to acquire or that the Council could compulsorily acquire.

What attempts were made to have a full bypass included as part of the proposed developments please?

Not only would the scale of the proposed development greatly damage the existing character of the village, but it would place much more strain on the already unsustainably busy A257 through the village. The road isn't suitable to take the volume of traffic it currently takes, let alone the hundreds more cars the proposed developments would generate. Whatever the developer-commissioned reports say, the level of traffic on the road is excessive as many villagers have identified in responses to the previous applications.

In addition, there are issues with wastewater treatment that as I understand it remain unresolved. I understand that the proposal is to deposit water into existing waterways in the village, however those waterways are already flooding now. I believe that detailed assessment of the impact on nature of such a scheme on those waterways has been submitted on the existing application. I understand that Natural England and / or the Environment Agency have objections to the outstanding application. In addition, I understand that attempts to increase fresh water flow through the village to a level needed for the proposed development of the site were unsuccessful, so that at present there could not be enough fresh water provided for the site. There appear to be irresolvable infrastructure issues preventing the development of the site off The Hill.

What consideration was given to these infrastructure issues in the proposed allocation of the site in the new draft please?

In the revised draft local plan there are as I understand it now no houses allocated for land south of the A257 in east Canterbury. This land is far better suited to accommodate 350 houses than Littlebourne - that level of housing there would not fundamentally alter the character of the area as it would in Littlebourne (being a relatively minor expansion of the city of Canterbury rather than a relatively enormous expansion of the village of Littlebourne). Furthermore, people can walk or

cycle from there into Canterbury. People living in new houses in Littlebourne will inevitably be reliant on cars. From a transport perspective therefore east Canterbury is a far more sustainable location.

Please would you advise why Littlebourne is considered a more appropriate location for 350 houses than land to the south of the A257 in east Canterbury?

There have been hundreds of objections to the proposed developments in the two planning applications already submitted and in response to the previous draft local plan. I would be grateful if you would confirm that these will be considered in the consultation on the new draft local plan as, as I am sure you will appreciate, people won't submit the same comments over and over again and the issues are the same.

I think people understand that new housing is needed, but the proposed developments in Littlebourne are just not the right locations for the scale of development proposed. I think that people could accept 50-100 more houses, but the scale of development proposed just seems unimaginable

Thank you in advance for your consideration.

Kind regards,  
Henry Fitch

Sent from [Outlook for Android](#)

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**Cllr Alan Baldock**  
*Labour and Co-operative Party*  
**Leader Canterbury City Council**  
**Councillor Northgate Ward Canterbury**  
[REDACTED]